

Pending
R2920371
 Board: V, Detached
 House/Single Family

3925 CAMBRIDGE STREET

Burnaby North
 Vancouver Heights
 V5C 1G5

\$2,199,000 (LP)
\$2,500,000 (SP)



Days on Market: **0** List Date: **9/3/2024** Seller's Acceptance Date: **9/4/2024**
 Orig. Price: **\$2,199,000** Expiry Date: **7/5/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1932**
 Frontage (feet): **50.00** Bedrooms: **5** Age: **92**
 Frontage (metres): **15.24** Bathrooms: **2** Zoning: **R1**
 Depth / Size: **0.00** Full Baths: **2** Gross Taxes: **\$5,986.77**
 Lot Area (sq.ft.): **6,100.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **0.14** Rear Yard Exp: **North** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **002-348-098** Tour:
 View: **No :**

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Addition** Reno. Year: **9999**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood** Rain Screen:
 Fuel/Heating: **Forced Air, Natural Gas** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: **Yes**

Type of Roof: **Asphalt**
 Total Parking: **2** Covered Parking: Parking Access: **Lane, Rear**
 Parking: **Open**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit: **5 minutes walk** Dist. to School Bus: **5 minutes walk**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Power of Attorney, Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 18, BLOCK 22, PLAN NWP1124, DISTRICT LOT 186, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'2x12'6	Bsmt	Wine Room	10'6 x 7'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	18'7x8'3	Bsmt	Foyer	7'2 x 8'	Main 3
Finished Floor (Below):	1,409	Main	Dining Room	18'7x9'3	Bsmt	Storage	7'2 x 8'	Bsmt 4
Finished Floor (Basement):	0	Main	Primary Bedroom	11'3x12'6			x	
Finished Floor (Total):	2,548 sq. ft.	Main	Bedroom	7'10x11'7			x	
Unfinished Floor:	0	Main	Bedroom	12'x9'9			x	
Grand Total:	2,548 sq. ft.	Main	Bedroom	11'3x9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	14'7x10'7			x	
		Bsmt	Kitchen	16'7x16'			x	
		Bsmt	Bedroom	11'6x7'9			x	
		Bsmt	Workshop	9'9x7'10			x	
		Bsmt	Recreation Room	26'8x15'7			x	
		Bsmt	Laundry	9'9x5'8			x	

Suite: **None**
 Basement: **Full**

Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **Heller Murch Realty - OFC: 604-518-9682** List Broker 3:
 List Desig Agt 1: **Donald Short - Phone: 604-219-0659** **donshorthomes@gmail.com**
 List Broker 2: 3:
 List Desig Agt 2: 3:
 Buyer's Broker 1: **Sutton Centre Realty - Office: 604-435-9477**
 Buyer's Agent 1: **Bill Dritsas** 2: 3:
 Owner: ****Privacy Protected****
 Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE REMAINDER**

Appointments: **Touchbase**
 Call: **DON**
 Phone: **604-219-0659**

Occupancy: **Owner**

Realtor Remarks: **All measurements approx. Buyer to verify if important. House is solid but mostly value in land. Good flat lot. Contact for photos. Appointment only. No opens. There is an older non conforming untenanted suite in the basement (ceiling height 6'1) that has been used for occasional family visits.**

Older single family home on generous 50x122 flat lot in the family friendly area of Vancouver Heights. Renovate, rent out or build new. Showings by appointment only.